



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT  
STAFF ANALYSIS**  
June 28, 2019

<u>Application:</u>	GPA-LV-2-19-8
<u>Owner:</u>	ORMES LLC & Miller 160 LLC
<u>Applicant:</u>	Mari Flynn, Ashton Woods Arizona
<u>Representative:</u>	Andy Baron, AndersonBaron
<u>Location:</u>	Southwest corner of 55th Avenue and Dobbins Road
<u>Acreage:</u>	163.82 acres
<u>Current Plan Designation:</u>	<a href="#">Residential 0 to 1 dwelling unit per acre (11.85 acres); Residential 2 to 3.5 dwelling units per acre (63.04 acres); Residential 3.5 to 5 dwelling unit per acre (71.12 acres); and Residential 10 to 15 dwelling units per acre (17.81 acres)</a>
<u>Requested Plan Designation:</u>	<a href="#">Residential 3.5 to 5 dwelling units per acre (163.82 acres)</a>
<u>Reason for Requested Change</u>	Amend the General Plan Land Use Map to change the designation to allow for single-family residential development.
<a href="#">Laveen Village Planning Committee Date:</a>	July 8, 2019
<u>Staff Recommendation:</u>	Approval

**FINDINGS:**

- 1) The companion rezoning case (Z-27-19-8) proposes single-family residential at a density of 3.83 dwelling units per acre. The proposal exceeds 10 acres and is not consistent with the existing General Plan Land Use Map designations; as such, a

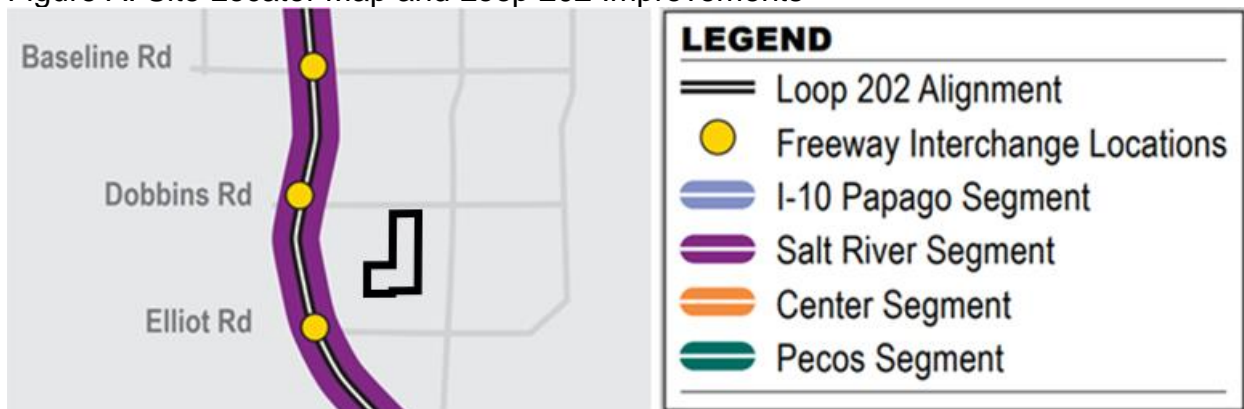
General Plan Amendment is required to amend the Land Use Map designation.

- 2) The proposal for traditional lot single-family residential density is appropriate considering the site's location near the Loop 202 Freeway corridor, proximity to the Laveen Village Core.
- 3) The proposed land use designations will be compatible with the surrounding General Plan Land Use Map designations by providing a transition from higher intensity development adjacent to the Loop 202 Freeway to the west and the lower density single family areas to the east.

## **BACKGROUND**

The subject site is located at the southwest corner of 55th Avenue and Dobbins Road. It occupies a significant portion of the Laveen Town Center Planned Community District (PCD) generally bounded by Dobbins Road on the north, Elliot Road on the south, 59th Avenue on the west, and 55th Avenue on the east. The subject site is currently agricultural land with a single-family home.

Figure A: Site Locator Map and Loop 202 Improvements

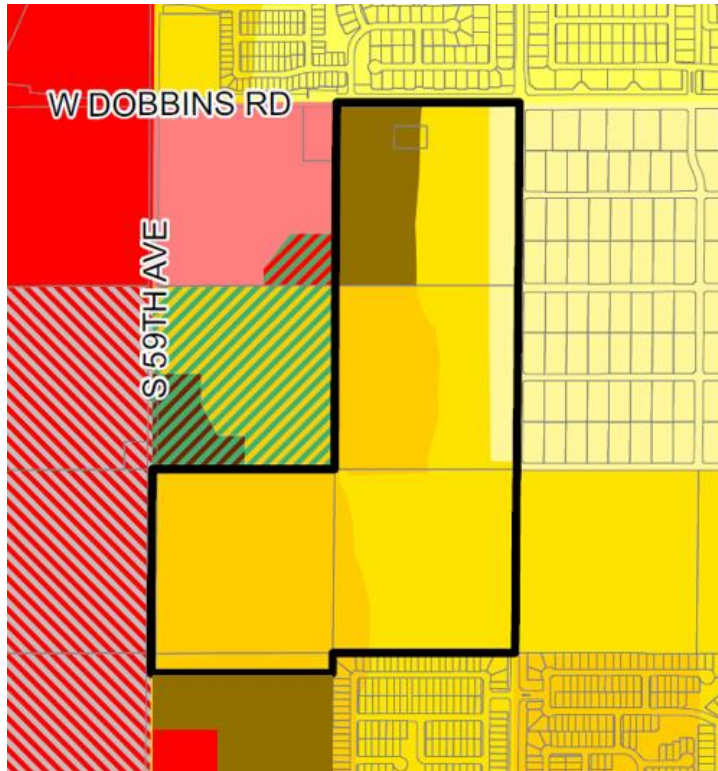


Source: Arizona Department of Transportation

The subject site has multiple General Plan Land Use Map designations which reflect the original layout of the Laveen Town Center Planned Community District (PCD) which was approved through GPA-LV-4-03-7.

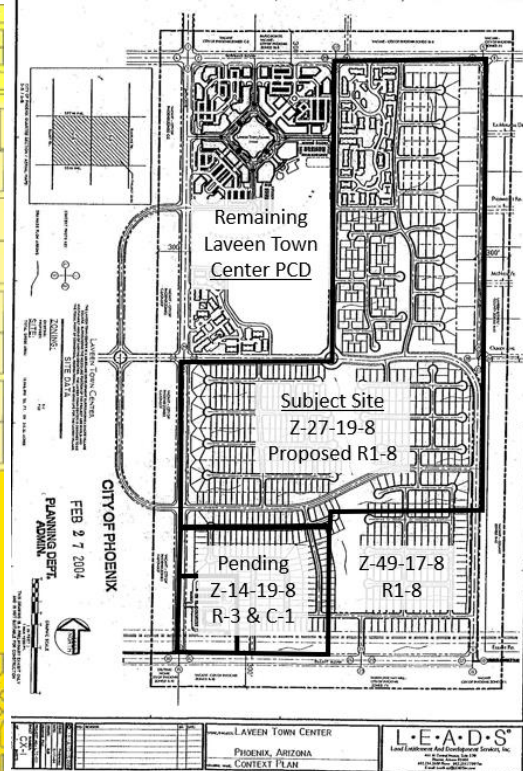
The current designations are Residential 0 to 1 dwelling unit per acre (11.85 acres); Residential 2 to 3.5 dwelling units per acre (63.04 acres); Residential 3.5 to 5 dwelling unit per acre (71.12 acres); and Residential 10 to 15 dwelling units per acre (17.81 acres).

Figure B: General Plan Land Use Map



- Proposed Change Area
- Residential 0 to 1 du/ac
- Residential 1 to 2 du/ac
- Residential 2 to 3.5 du/ac
- Residential 3.5 to 5 du/ac
- Preserves / Commercial
- Commercial
- Mixed Use Park-Open Space / (15+ du/ac )
- Mixed Use Parks / Open Space / 3.5 to 5 du/ac
- Mixed Use
- Mixed Use (Commercial / Commerce Park)
- Residential 10 to 15 du/ac

Figure C: Laveen Town Center PCD



Source: Planning and Development Department (Figures B and C)

The proposed General Land Use Map designation will allow for single-family residential development at a density between 3.5 and 5 dwelling units per acre. The companion rezoning case, Z-27-19-8, is proposing a targeted density of 3.83 dwelling units per acre.

## **SURROUNDING LAND USES**

To the north of Dobbins Road and adjacent to the northern boundary of the site is a single-family development with a General Plan Land Use Map designation of Residential 1 to 2 dwelling units per acre.

To the east of the 55th Avenue and north of Olney Avenue is a residential development under the jurisdiction of Maricopa County with General Plan Land Use Map designation of Residential 0 to 1 dwelling units per acre.

To the east of the 55th Avenue and south of Olney Avenue is currently vacant but with approved zoning for R1-10 and a General Plan Land Use Map designation of Residential 2 to 3.5 dwelling units per acre.

To the south of the subject site and east of the 57th Avenue alignment is a proposed single-family residential development with a General Plan Land Use Map designation of Residential 2 to 3.5 dwelling units per acre and Residential 3.5 to 5 dwelling units per acre.

To the south of the subject site and west of the 57th Avenue alignment is a property that is subject to a pending rezone request and General Plan Amendment, Z-14-19-8 and GPA-LV-1-19-8 respectively. The request would change the General Plan Land Use Map designation from Residential 3.5 to 5 dwelling units per acre to Residential 10 to 15 dwelling units per acre for the property adjacent to the subject site.

To the west of the subject site across 59th Avenue is a strip of land with a General Plan Land Use Map designation of Mixed Use (Commercial / Commerce Park). Most of these properties are undeveloped (agriculture or vacant), some with farmsteads, and others used as staging areas for the construction of the Loop 202. Much of this property has approved zoning for Commercial (C-2) or Commerce Park-General Commerce Park (CP-GCP)

To the east of 59th Avenue and north of Olney are the remaining tracts from the Laveen Town Center PCD, specifically the areas planned for commercial, park, and multifamily

Figure D: Proposed General Plan Land Use Map



Source: Planning and Development Department

residential. It contains the following General Plan Land Use Map Designations, generally described from north to south:

- Mixed Use; Preserves / Commercial; Mixed Use (Parks / Open Space / Residential 3.5 to 5 dwelling units per acre); Residential 3.5 to 5 dwelling units per acre; and Mixed Use (Parks / Open Space / Residential 15+ dwelling units per acre)

## **RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES**

### **CONNECT PEOPLE AND PLACES**

- ***OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.***

The subject site is near the Loop 202 South Mountain Freeway and the Laveen Village Core; both areas are planned for the higher intensity commercial, mixed-use, and commerce park development. The subject property provides a transition from high-to-low intensity development while also situating residential products near employment, commercial, and transportation infrastructure.

- ***OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.***

The proposed General Plan Land Use Map designation will serve as a buffer from the higher-intensity commercial and business park uses, and the Loop 202 freeway to the west from the lower density residential areas to the east and south.

### **CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS**

- ***CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Require appropriate transitions/buffers between neighborhoods and adjacent uses.***

The Loop 202 South Mountain Freeway is west of the subject site. A gradual increase in intensity along this corridor will provide an appropriate transition from the lower-density single-family uses found to the east of the subject site.

- ***CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.***

The subject property will serve as a transition between the higher intensity uses proposed to the west and the low density residential neighborhoods to the east.



The proposed designation is appropriate given the site's location adjacent to the Loop 202 and the planned interchanges at both Elliot Road and Dobbins Road.

### **CONCLUSION AND RECOMMENDATION**

Staff recommends approval of GPA-LV-2-19-8. The approval of this request will support the development of the site with uses that will serve as a buffer between lower density residential uses and the Loop 202 South Mountain Freeway, along with providing opportunities for additional residential development in the Laveen Village.

#### **Writer**

Nick Klimek  
July 3, 2019

#### **Team Leader**

Samantha Keating

#### **Exhibits**

Sketch Map (Color)  
Sketch Map (Black and White)

# GENERAL PLAN AMENDMENT

CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-LV-2-19-8

ACRES: 163.82 +/-













VILLAGE: Laveen

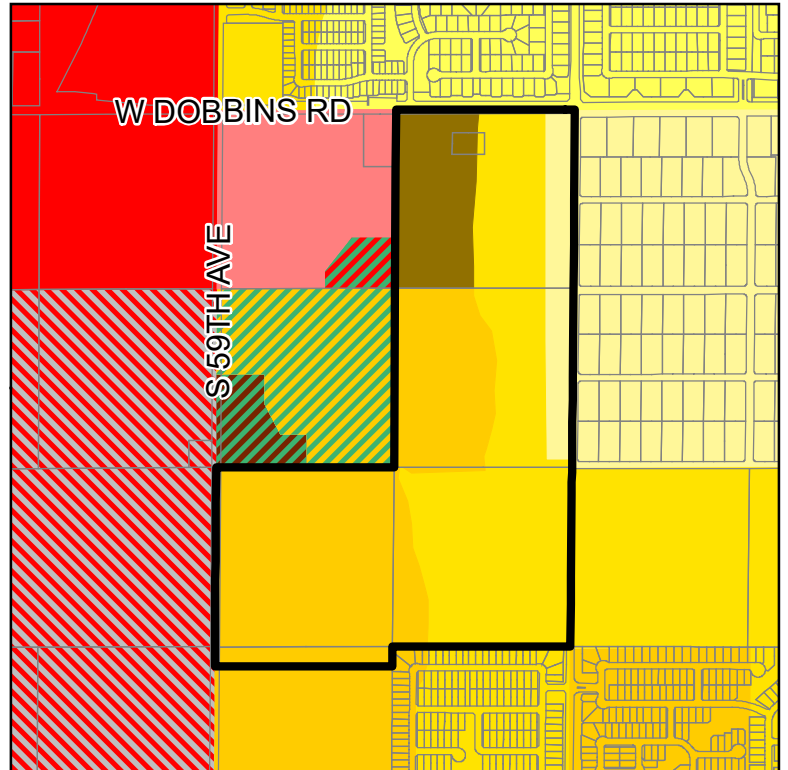
COUNCIL DISTRICT: 8

APPLICANT: Mari Flynn

## EXISTING:



Residential 0-1 ( 11.85 +/- Acres)  
Residential 2-3.5 ( 63.04 +/- Acres)  
Residential 3.5-5 ( 71.12 +/- Acres)  
Residential 10-15 ( 17.81 +/- Acres)

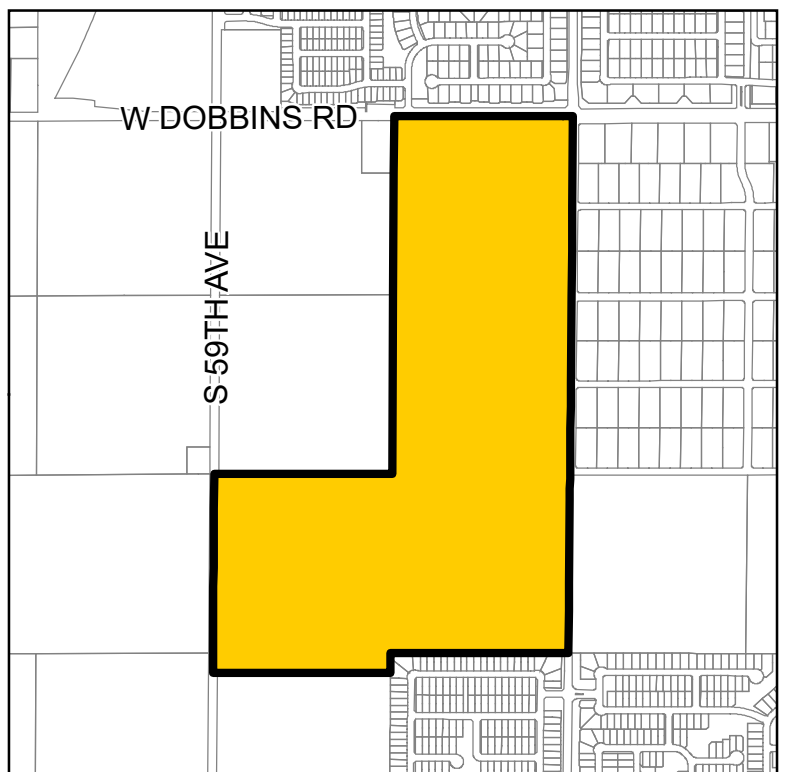
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## PROPOSED CHANGE:

Residential 3.5 to 5 ( 163.82 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/ac












# GENERAL PLAN AMENDMENT

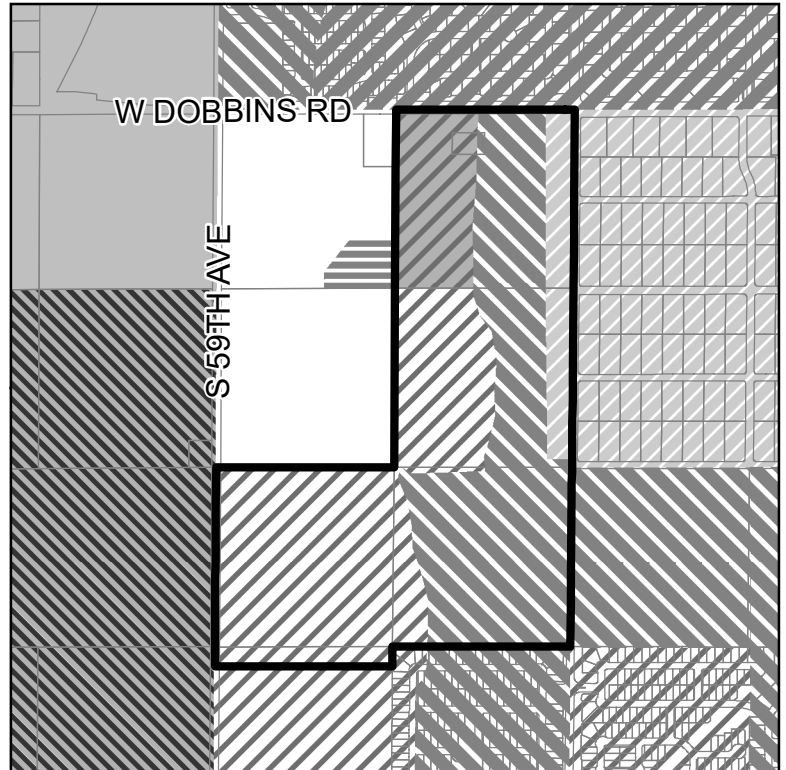
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-LV-2-19-8_BW	ACRES: 163.82 +/-
VILLAGE: Laveen	COUNCIL DISTRICT: 8
APPLICANT: Mari Flynn	

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Residential 3.5 to 5 ( 163.82 +/- Acres)

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